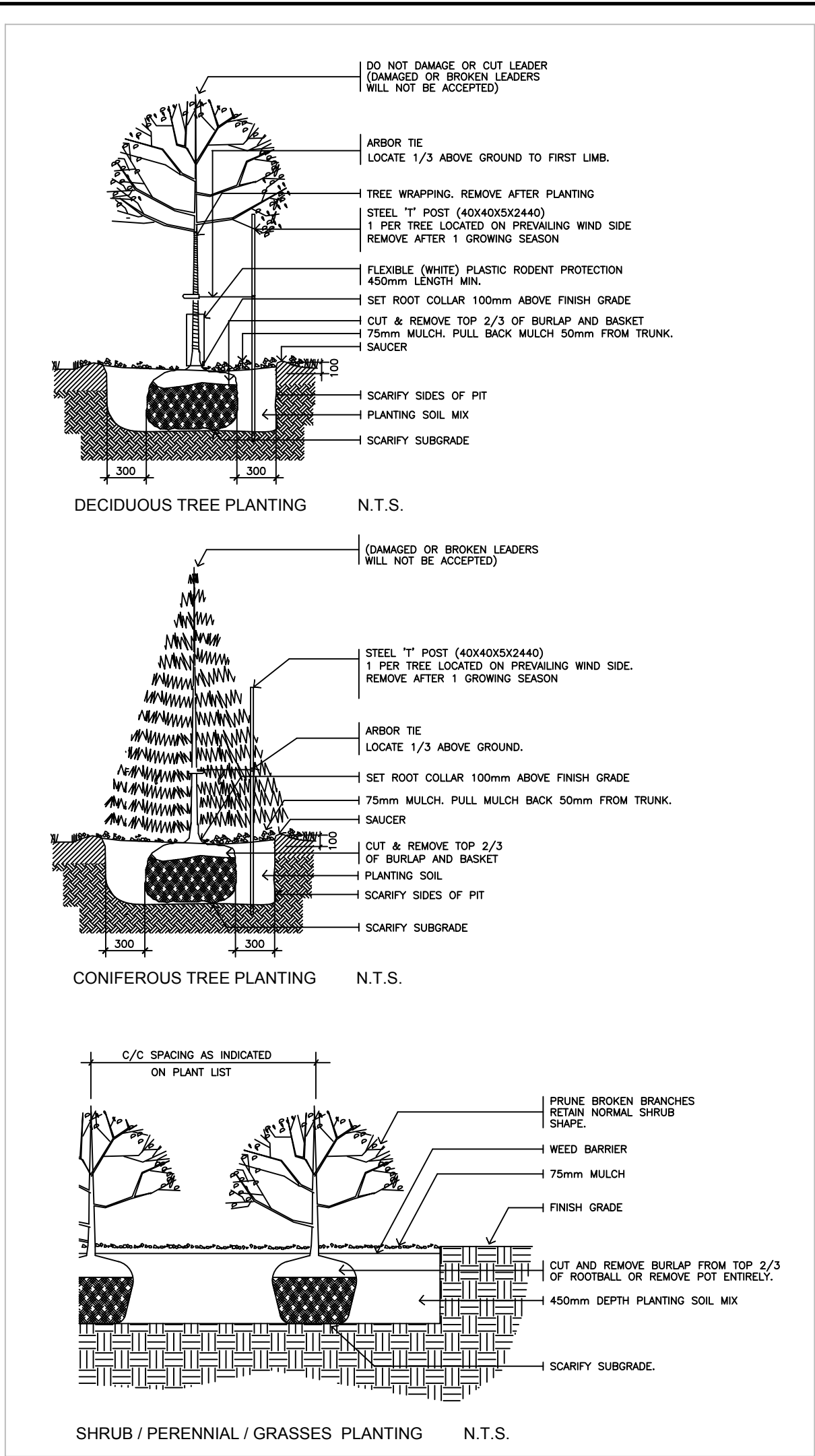
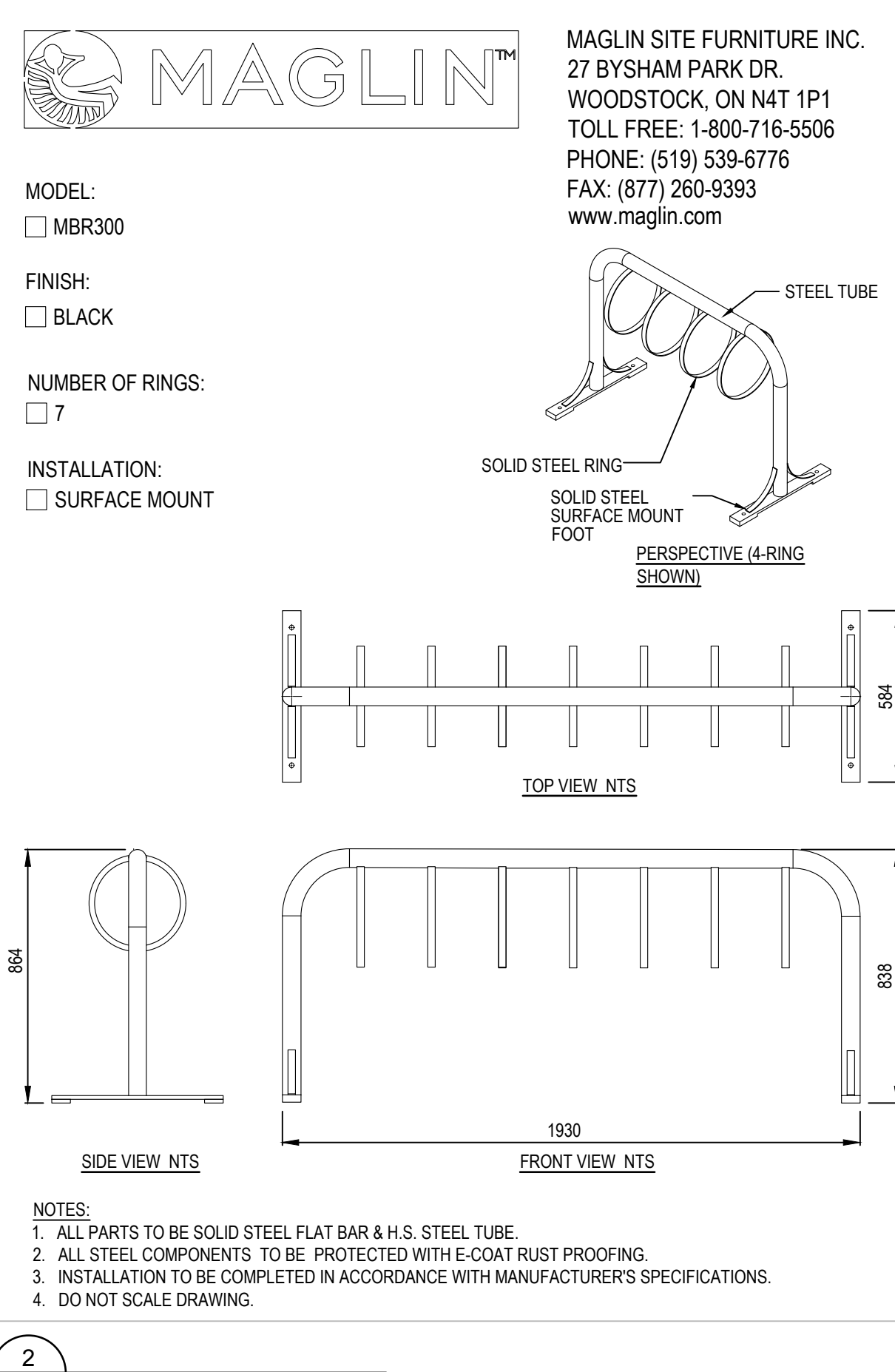


PLANT MATERIAL SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS / (N) NATIVE
DECIDUOUS TREES					
AC	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	3	50mm cal	B&B, single-stem / N
AFJ	ACER x FREEMANII JEFFERSRED	AUTUMN GLAZE MAPLE	3	50mm cal	B&B, single-stem / N
AR	ACER RUBRUM	RED MAPLE	2	50mm cal	B&B, single-stem / N
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	3	50mm cal	B&B, single-stem / N
QM	QUERCUS MACROCARPA	BUR OAK	1	50mm cal	B&B, single-stem / N
QR	QUERCUS RUBRA	RED OAK	2	50mm cal	B&B, single-stem / N
CONIFEROUS TREES					
PG	PICEA PLANGENS GLAUCA	WHITE SPRUCE	7	200 cm ht	B&B / N
PSI	PINUS STROBUS	WHITE PINE	5	200 cm ht	B&B / N
SHRUBS					
JSW	JUNIPERUS SCOPULORUM	WICHITA BLUE JUNIPER	12	200cm ht	B&B, 120cm o/c
PFD	POTENTILLA FRUTICOSA	GOLD DROP CINQUEFOIL	9	50cm ht	potted, 80cm o/c
PM	PINUS MUGO MUGHUS	MUGHO PINE	10	50cm ht	potted, 100cm o/c
PO	PHYSOCARPUS OPULIFOLIUS	COMMON NINEBARK	7	50cm ht	potted, 100cm o/c / N
PERENNIALS					
Ech	TECHINACEA purpurea	PURPLE CONEFLOWER	32	15 cm pot	plant 60cm o/c / N
Rud	RUDBECKIA laciniata	CUTLEAF CONEFLOWER	33	15 cm pot	plant 60cm o/c / N
ORNAMENTAL GRASSES					
Cal	CALAMAGROSTIS x acutiflora	KARL FOERSTER REED GRASS	52	15cm pot	plant 75cm o/c
Pv	PANICUM virgatum	SWITCH GRASS	31	15 cm pot	plant 75cm o/c / N
Spo	SPOROBOLUS heterolepis	PRAIRE DROPSEED	25	15cm pot	plant 75cm o/c / N

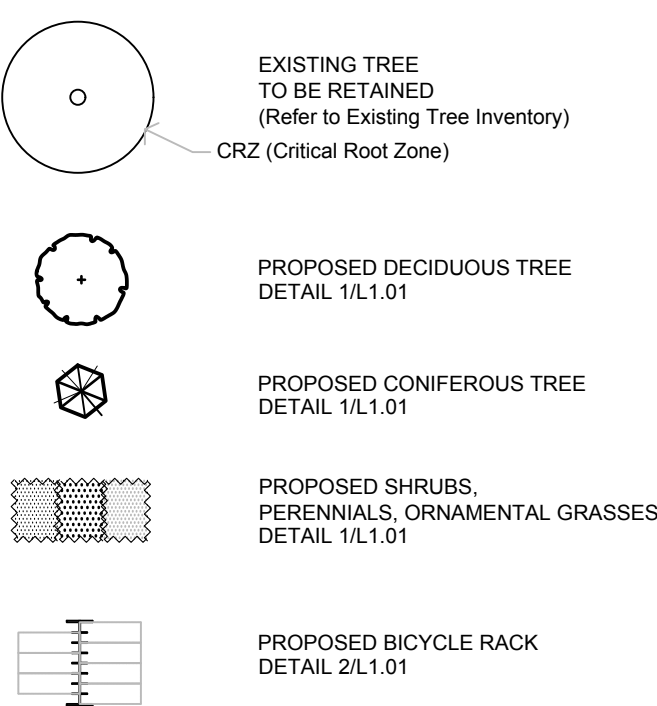


2 L2.01 PLANTING DETAILS NTS



2 L1.01 BICYCLE RACK NTS

LEGEND / SYMBOL



GENERAL NOTES

- This drawing shall be read in conjunction with all relevant Architectural, Engineering and related Drawings and Documents.
- Refer to Engineering Drawings for Grading and Servicing.
- Refer to Architectural Drawings for Site layout.
- Contractor shall provide the location(s) of all services/utilities by consulting Municipal Authorities and Utility companies and shall be responsible for adequate protection from damage during construction.
- Plant material shall be No. 1 Grade and shall comply with the Metric Guide Specifications For Nursery Stock (latest edition), published by the Canadian Nursery Trades Association.
- Plant Material locations are **Schematic / Approximate only**. Contractor shall stake out locations on site prior to work.
- Contractor shall guarantee all plant material for a period of one (1) full year from the date of final acceptance.
- Shrubs** shall be planted in a continuous prepared bed of 450mm depth planting soil mix covered over with a woven polypropylene weed control fabric (**LANDSCAPE FABRIC-Green-Line by Thrace-LINQ**) and 75mm depth composted pine mulch to finish grade, as specified.
- Perennials and Ornamental Grasses** shall be planted in a continuous prepared bed of 450mm depth planting soil mix covered over with 75mm depth composted pine mulch to finish grade (**NO WEED CONTROL FABRIC**), as specified.
- Sod areas to receive 125mm topsoil. Sod shall be No. 1 quality conforming to the Canadian Nursery Sod Growers Specification.
- Reinstate all areas damaged or disturbed beyond the limit of Work.
- Plant Material substitutions shall not be permitted without written approval from the Consultant.
- Contractor shall advise Consultant a minimum of **48hrs.** prior to proceeding landscape work and any required Field Reviews.
- THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL SITE PLAN APPROVAL ONLY AND MAY NOT BE USED FOR ANY OTHER PURPOSE.**



LOCATION PLAN



OWNER:
HARNOIS NEPEAN
2489 Sheffield Rd., Ottawa, ON K1B 3V6

ARCHITECT:
MRA ARCHITECTURE + DESIGN
443 Saint-Claude, Montreal, QC H2Y 3B6

CIVIL ENGINEER:
PARSONS
100-1223 Michael St. N. Ottawa ON K1J 7T2

ONTARIO LAND SURVEYOR:
Farley, Smith & Denis Surveying Ltd.
30 Colonnade Rd., Ottawa, ON K2E 7J6

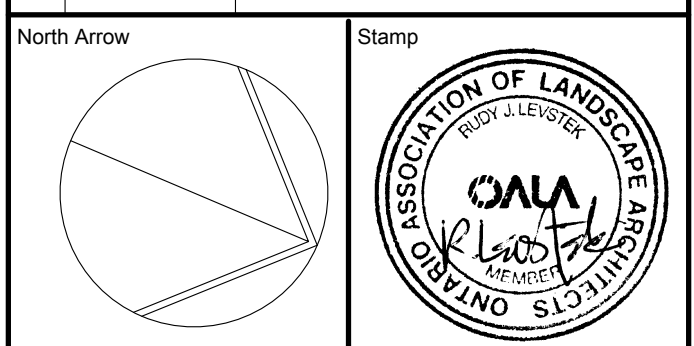
LANDSCAPE ARCHITECT
LEVSTEK CONSULTANTS INC.
5871 Hugh Cresc., Ottawa, ON K0A 2W0

LEGAL DESCRIPTION:

Part of Lot 30, Concession 1 (Rideau Front),
Geographic Township of Nepean,
City of Ottawa.

FOR APPROVAL ONLY

3	FEB. 14/25	RE- ISSUE FOR SITE PLAN APPROVAL
2	OCT. 11/24	RE- ISSUE FOR SITE PLAN APPROVAL
1	MAR. 11/24	ISSUE FOR SITE PLAN APPROVAL



Contractor shall check and verify all dimensions on site and report all errors and/or omissions to the Consultant.

Work to be done in accordance with all applicable codes and by-laws.

Do not scale Drawing.

This Drawing shall not be used for construction until signed by the Consultant.

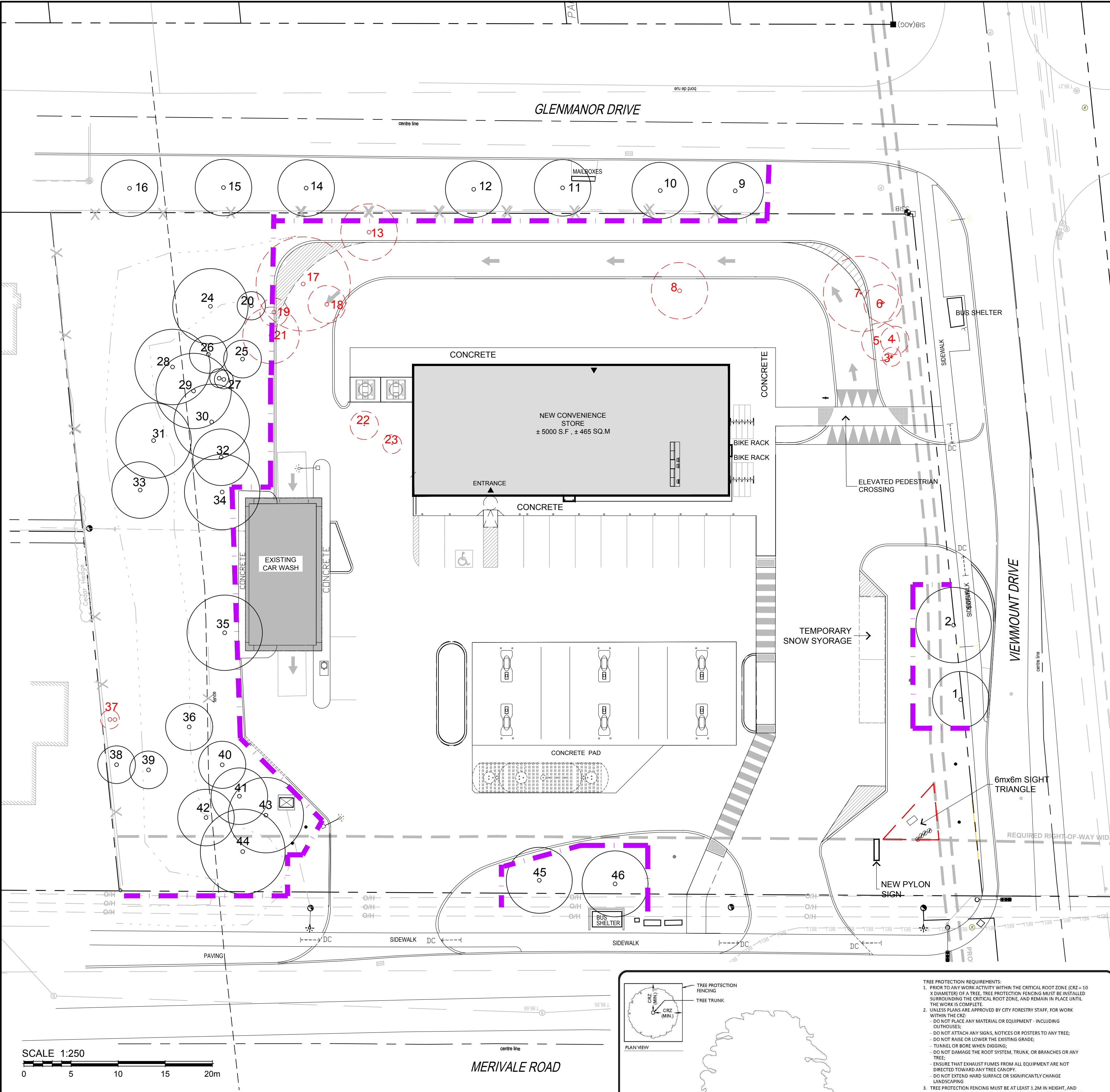
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Consultant
LEVSTEK CONSULTANTS
LANDSCAPE ARCHITECTS
5871 Hugh Crescent - Ottawa - Ontario - K0A 2W0
613 - 826 - 0318

Project
CONVENIENCE STORE / RESTO
1660 MERIVALE ROAD
NEPEAN, ONTARIO

Drawing Title
LANDSCAPE PLAN

Drawn **MGB** Scale **1:250** Project No. **1226** Drawing No. **L1.01**



TREE CONSERVATION PLAN / REPORT
FOR PROPOSED 1660 MERIVALE ROAD RE-DEVELOPMENT

INTRODUCTION

In support of Site Plan Approval, and in accordance with the City of Ottawa's Tree Protection By-Law (No.2020-340), this Tree Conservation Report (TCR) identifies trees to be retained and protected under future development scenarios and, where feasible, recognizes opportunities to offset the loss of trees that cannot be retained or contribute to the City's forest cover targets.

EXISTING TREE INVENTORY

An inventory of existing trees, having a caliper of 10cm or more as measured 1.4m from existing grade, subject to this application, was conducted on Dec.18, 2023. Locates provided by VRSB, Arpenteurs Geometres, dated 2023-04-25. The schedule identifies existing trees evaluated on the subject property at date of inventory:

TREE SPECIES AT RISK

No Tree Species at Risk, as identified under the Province of Ontario Endangered Species Act (ESA) were observed on subject property or within 25m of adjacent lands.

MITIGATIVE MEASURES

The following measures are recommended to promote survival for trees to be retained:

Tree Protection Barrier:

Barriers for tree protection shall be installed surrounding the Critical Root Zone (CRZ = 10 x diameter) of a tree to be protected. All of the supports and bracing for the barrier shall be placed outside of the protected area and installed to minimize root damage. Furthermore, while the desired effect of the barrier is to prevent construction traffic from entering the protected area, it shall be kept in place until all construction has been completed. The barrier shall also have signage attached to it indicating its purpose as a protection barrier. Repair, fuelling of machinery, storage and stockpiling of materials, shall not take place within this protected area. (See **TREE PROTECTION SPECIFICATION**)

Tree Protection Barrier material options:
(See **TREE PROTECTION SPECIFICATION**)

In addition:

- Do not place any material or equipment within the CRZ of the tree;
- Do not attach any signs, notices or posters to any tree;
- Do not raise or lower the existing grade within the CRZ without approval;
- Tunnel or bore when digging within the CRZ of a tree;
- Do not damage the root system, trunk or branches of any tree;
- Ensure that exhaust fumes from all equipment are NOT directed towards any tree's Canopy.

Surface Treatment:

A protective root buffer is required for a minimum distance of 2.0 metres outside of the tree protection barrier. This buffer will consist of woodchips spread to a thickness of 10 cm covered by a layer of granular 'A' (gravel) deep enough to stabilize 2 cm thick plywood. This will help prevent the compaction of soil surrounding the trees' fine feeding roots.

Excavation & Root Pruning:

Excavation shall not take place within the CRZ. Instead, directional micro-tunnelling and boring shall be employed. When excavation must take place outside of the CRZ, a trench shall be carefully dug either by hand or with hydraulic or pneumatic air excavation technology. After the trench is established, a backhoe or other equipment stationed outside of the CRZ may be used to complete the work. If roots are encountered while trenching outside the CRZ, they shall be cleanly cut with either pruning shears or a saw wiped with alcohol before each cut.

Treatment of Exposed Roots:

If tree roots are exposed during construction, they shall be reburied immediately with soil or covered temporarily with burlap, filter cloth or woodchips and kept moist (i.e. watering with a soft-spray nozzle at least three times a week). A covering of plastic shall be used to facilitate moisture retention during an extended period when watering may not be possible (i.e. over weekends).

Fertilization:

Fertilizing the trees with a liquid, deep root, slow release fertilizer is recommended only after the completion of all construction.

Retaining Walls/ Tree Wells:

Avoid changes in grade close to trees to be retained. Where grade changes cannot be avoided, the installation of retaining walls or tree wells shall be considered for tree preservation.

WILDLIFE PROTOCOL

No tree removal shall occur between April 15 and August 15, unless a qualified wildlife biologist has determined that no bird nesting is occurring within 5 days prior to removal.

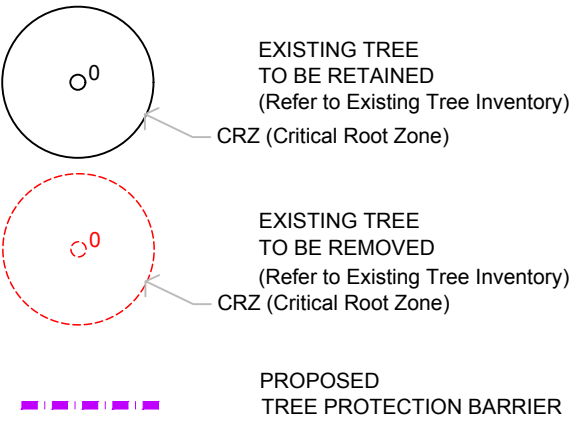
SCHEDULE OF EXISTING TREES

(Inventory conducted Dec.18, 2023)

CODE	SPECIES	CONDITION	DBH ¹ (cm)	OWNERSHIP	ACTION NOTES
1	Honeylocust (<i>Gleditsia</i>)	Good	30	Subject Property	Protect / RETAIN
2	Honeylocust (<i>Gleditsia</i>)	Good	40	Subject Property	Protect / RETAIN
3	Crabapple (<i>Malus</i>)	Good, 5-stem	10-20	Subject Property	Development conflict / REMOVE
4	Apple (<i>Malus</i>)	Good	15	Subject Property	Development conflict / REMOVE
5	Manitoba Maple (<i>Acer negundo</i>)	Good	20	Subject Property	Development conflict / REMOVE
6	Crabapple (<i>Malus</i>)	Good, 5-stem	10-20	Subject Property	Development conflict / REMOVE
7	Manitoba Maple (<i>Acer negundo</i>)	Good, 2-stem	35-40	Subject Property	Development conflict / REMOVE
8	Oak (<i>Quercus</i>)	Good	30	Subject Property	Development conflict / REMOVE
9	Maple (<i>Acer</i>)	Good	30	City (R.O.W)	Protect / RETAIN
10	Hackberry (<i>Celtis occidentalis</i>)	Good	30	City (R.O.W)	Protect / RETAIN
11	Maple (<i>Acer</i>)	Good	30	City (R.O.W)	Protect / RETAIN
12	Hackberry (<i>Celtis occidentalis</i>)	Good	30	City (R.O.W)	Protect / RETAIN
13	Spruce (<i>Picea</i>)	Good	30	Subject Property	Development conflict / REMOVE
14	Hackberry (<i>Celtis occidentalis</i>)	Good	30	City (R.O.W)	Protect / RETAIN
15	Maple (<i>Acer</i>)	Good	30	City (R.O.W)	Protect / RETAIN
16	Hackberry (<i>Celtis occidentalis</i>)	Good	30	City (R.O.W)	Protect / RETAIN
17	Pine (<i>Pinus</i>)	Good	50	Subject Property	Development conflict / REMOVE
18	Amur Maple (<i>Acer ginnala</i>)	Good, multi-stem	20	Subject Property	Development conflict / REMOVE
19	Amur Maple (<i>Acer ginnala</i>)	Good, multi-stem	15	Subject Property	Development conflict / REMOVE
20	Amur Maple (<i>Acer ginnala</i>)	Good, multi-stem	15	Subject Property	Protect / RETAIN
21	Amur Maple (<i>Acer ginnala</i>)	Good, multi-stem	20	Subject Property	Development conflict / REMOVE
22	Manitoba Maple (<i>Acer negundo</i>)	Good	15	Subject Property	Development conflict / REMOVE
23	Amur Maple (<i>Acer ginnala</i>)	Good, multi-stem	10	Subject Property	Development conflict / REMOVE
24	Pine (<i>Pinus</i>)	Good	40	Subject Property	Protect / RETAIN
25	Amur Maple (<i>Acer ginnala</i>)	Good, multi-stem	15	Subject Property	Protect / RETAIN
26	Amur Maple (<i>Acer ginnala</i>)	Good, multi-stem	20	Subject Property	Protect / RETAIN
27	Amur Maple (<i>Acer ginnala</i>)	Good, multi-stem	10	Subject Property	Protect / RETAIN
28	Pine (<i>Pinus</i>)	Good	40	Subject Property	Protect / RETAIN
29	Amur Maple (<i>Acer ginnala</i>)	Good, multi-stem	40	Subject Property	Protect / RETAIN
30	Amur Maple (<i>Acer ginnala</i>)	Good, multi-stem	40	Subject Property	Protect / RETAIN
31	Pine (<i>Pinus</i>)	Good	40	Subject Property	Protect / RETAIN
32	Amur Maple (<i>Acer ginnala</i>)	Good, multi-stem	30	Subject Property	Protect / RETAIN
33	Spruce (<i>Picea</i>)	Good	30	Subject Property	Protect / RETAIN
34	Pine (<i>Pinus</i>)	Good	40	Subject Property	Protect / RETAIN
35	Maple (<i>Acer</i>)	Good	40	Subject Property	Protect / RETAIN
36	Spruce (<i>Picea</i>)	Poor, significant crown loss	25	Subject Property	Protect / RETAIN
37	Manitoba Maple (<i>Acer negundo</i>)	Poor, significant crown loss	10	Subject Property	Hazardous condition / REMOVE
38	Manitoba Maple (<i>Acer negundo</i>)	Good	20	Subject Property	Protect / RETAIN
39	Spruce (<i>Picea</i>)	Good	20	Subject Property	Protect / RETAIN
40	Pine (<i>Pinus</i>)	Good	25	Subject Property	Protect / RETAIN
41	Pine (<i>Pinus</i>)	Good	30	Subject Property	Protect / RETAIN
42	Pine (<i>Pinus</i>)	Good	30	Subject Property	Protect / RETAIN
43	Pine (<i>Pinus</i>)	Good	40	Subject Property	Protect / RETAIN
44	Pine (<i>Pinus</i>)	Good	45	Subject Property	Protect / RETAIN
45	Honeylocust (<i>Gleditsia</i>)	Good	35	Subject Property	Protect / RETAIN
46	Honeylocust (<i>Gleditsia</i>)	Good	35	Subject Property	Protect / RETAIN

¹ DBH Diameter at breast height, or 1.4m from grade (unless otherwise noted).

LEGEND / SYMBOL



LOCATION PLAN



OWNER:
HARNOIS NEPEAN
2489 Sheffield Rd., Ottawa, ON K1B 3V6

ARCHITECT:
MRA ARCHITECTURE + DESIGN
443 Saint-Claude, Montreal, QC H2Y 3B6

CIVIL ENGINEER:
PARSONS
100-1223 Michael St. N. Ottawa ON K1J 7T2

ONTARIO LAND SURVEYOR:
Farley, Smith & Denis Surveying Ltd.
30 Colonnade Rd., Ottawa, ON K2E 7J6

LANDSCAPE ARCHITECT
LEVSTEK CONSULTANTS INC.
5871 Hugh Cresc., Ottawa, ON K0A 2W0

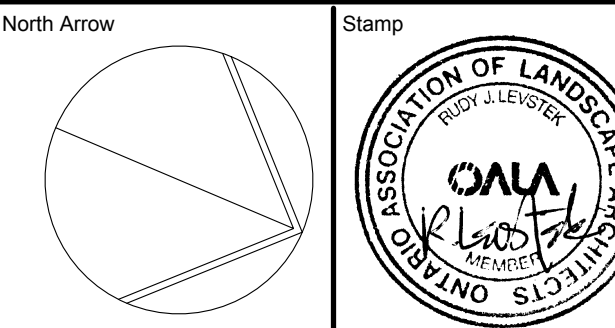
LEGAL DESCRIPTION:

Part of Lot 30, Concession 1 (Rideau Front),
Geographic Township of Nepean,
City of Ottawa.

FOR APPROVAL ONLY

3.	FEB. 14/25	RE- ISSUE FOR SITE PLAN APPROVAL
2.	OCT. 11/24	RE- ISSUE FOR SITE PLAN APPROVAL
1.	MAR. 11/24	ISSUE FOR SITE PLAN APPROVAL

no. date revision



Contractor shall check and verify all dimensions on site and report all errors and/or omissions to the Consultant.

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Do not scale Drawing.

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Consulant

LEVSTEK CONSULTANTS⁵
LANDSCAPE ARCHITECTS
5871 Hugh Crescent - Ottawa - Ontario - K0A 2W0
613 - 826 - 0318

Project
CONVENIENCE STORE / RESTO

1660 MERIVALE ROAD
NEPEAN, ONTARIO

Drawing Title
TREE CONSERVATION
PLAN / REPORT

Drawn **MBG** Drawing No.
Scale **1:250** Project No. **1226** **L1.02**

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INTERPRETATION.

TREE PROTECTION REQUIREMENTS

- Prior to any work activity within the CRZ (CRZ = 10 x diameter of a tree, tree protection fencing must be installed surrounding the CRZ, and remain in place until the work is complete.
- Unless plans are approved by City Forestry Staff, for work within the CRZ:
 - DO NOT PLACE ANY MATERIAL OR EQUIPMENT INCLUDING OUTRIGGERS.
 - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE.
 - DO NOT RAISE OR LOWER THE EXISTING GRADE.
 - TUNNEL OR BORE WHEN DIGGING.
 - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OF ANY TREE.
 - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY.
 - DO NOT EXPOSE HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING.
- TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC® STEEL, PLYWOOD SHEETING, OR SNOW FENCE ON A 2"x4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ AND INSTALLATION MUST MINIMIZE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
- THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON AN ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE INFORMATION REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
- IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.

THE CITY TREE PROTECTION BY-LAW, 2020-340 PROTECTS BOTH CITY-OWNED TREES, CITY-WIDE, AND PRIVATELY OWNED TREES WITHIN THE URBAN AREA. PLEASE REFER TO WWW.OTTAWA.CA/TREEBYLAW FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.

ACCESSIBLE FORMATS AND COMMUNICATION SUPPORTS ARE AVAILABLE UPON REQUEST

Ottawa

TREE PROTECTION SPECIFICATION

TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON-SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTENANCE FOR THE DURATION OF WORK ACTIVITIES ON-SITE.

SCALE: NTS

DATE: MARCH 2023

DRAWING NO.: 1 of 1



Drawn	MGB		Drawing No. L1.03
Scale	1:250	Project No. 1226	